

## SCHEDULE OF DISTRICT REGULATIONS

**RR RURAL RESIDENTIAL:** The purpose of this district is to provide for residential, agricultural and commercial development in areas of the Township which are largely rural in character and to provide compatibility with existing agricultural, residential and rural uses.

PERMITTED PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	DEVELOPMENT STANDARDS
<ol style="list-style-type: none"> <li>1. Agriculture in all forms including horticulture and forestry, but excluding intensive livestock operations.</li> <li>2. Single family dwellings (whether seasonal or year-round).</li> <li>3. Mobile homes (individual).</li> <li>4. Veterinary services</li> <li>5. Churches and places of worship.</li> <li>6. Two-family dwellings.</li> <li>7. Undertaking services.</li> <li>8. Fraternal clubs.</li> <li>9. Professional Services</li> <li>10 Day care centers, twelve children or less</li> <li>11. Group Homes</li> </ol>	<ol style="list-style-type: none"> <li>1. Home occupations</li> <li>2. Private swimming pools</li> <li>3. Private garages</li> <li>4. Storage sheds</li> <li>5. Barns</li> <li>6. Private Stables</li> <li>7. Electronic reception devices</li> <li>8. Fences</li> <li>9. Farmstand</li> <li>10. Other accessory uses common to residential and agricultural uses.</li> <li>11. All accessory uses common to commercial uses</li> </ol>	<ol style="list-style-type: none"> <li>1. Intensive livestock operations</li> <li>2. Mobile home parks</li> <li>3. Cluster development</li> <li>4. Multi-family dwellings</li> <li>5. Cultural facilities</li> <li>6. Nursing homes</li> <li>7. Personal care facilities</li> <li>8. Hotels/Motels</li> <li>9. Boarding or tourist homes</li> <li>10. Private recreational facilities</li> <li>11. Restaurants</li> <li>12. Agricultural service facilities</li> <li>13. Campgrounds</li> <li>14. Car washes</li> <li>15. Specialty shops</li> <li>16. Light manufacturing (minimum lot size of 5 acres required)</li> <li>17. Service stations</li> <li>18. Vehicle &amp; equipment sales operations</li> <li>19. Retail stores and service establishments</li> <li>20 Lumber yards</li> <li>21. Commercial stables</li> <li>22. Kennels</li> <li>23. Junkyards</li> <li>24. Commercial communications devices</li> <li>25. Day care centers, thirteen children or more</li> <li>26. Airports</li> <li>27. Detention facilities</li> <li>28. Power plants</li> <li>29. Race tracks</li> <li>30. Storage yards for forest products and minerals</li> <li>31. Treatment centers/clinics</li> <li>32. Wind farms</li> <li>33. Zoos and menageries</li> </ol>	<ol style="list-style-type: none"> <li>1. Quarries/Surface Mining</li> <li>2. Public and semi-public uses</li> <li>3. Public parks and playgrounds</li> <li>4. Airports</li> <li>5. Health facilities</li> <li>6. Essential services</li> <li>7. Mineral extraction</li> </ol>	<ul style="list-style-type: none"> <li>*Minimum lot size               <ol style="list-style-type: none"> <li>1. 60,000 sq ft</li> <li>2. 44,000 sq ft</li> <li>3. 32,000 sq ft</li> </ol> </li> <li>*Minimum lot width               <ol style="list-style-type: none"> <li>1. 200 ft</li> <li>2. 175 ft</li> <li>3. 140 ft</li> </ol> </li> <li>corner lots 100 ft</li> <li>lots fronting cul-de-sac 65 ft</li> <li>*Minimum front yard 35 ft</li> <li>*Minimum side/rear yard 30 ft</li> <li>*Maximum building height 35 ft</li> <li>*Maximum lot coverage 40%</li>   <li>1. On-site sewer and water</li> <li>2. Off-site sewer or water</li> <li>3. Off-site sewer and water</li> </ul>

**N-D NEIGHBORHOOD DEVELOPMENT:** The purpose of this district is to provide for continued neighborhood development, while allowing various amenities and conveniences offered by commercial establishment.

PERMITTED PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	DEVELOPMENT STANDARDS
<ol style="list-style-type: none"> <li>1. Single family dwellings (whether seasonal or year-round).</li> <li>2. Restaurants</li> <li>3. Veterinary services</li> <li>4. Churches and places of worship</li> <li>5. Two-family dwellings</li> <li>6. Undertaking services</li> <li>7. Fraternal clubs</li> <li>8. Professional services</li> <li>9. Hotels/Motels</li> <li>10. Boarding or tourist homes</li> <li>11. Private recreational facilities</li> <li>12. Agricultural service facilities</li> <li>13. Car washes</li> <li>14. Specialty shops</li> <li>15. Service stations</li> <li>16. Retail stores and service establishments</li> <li>17. Day care centers, twelve children or less</li> <li>18. Group Homes</li> <li>19. Self-storage facilities</li> </ol>	<p>All accessory uses in the RR district</p>	<ol style="list-style-type: none"> <li>1. Fast food establishments</li> <li>2. Shopping Centers or Malls</li> <li>3. Multi-family dwellings</li> <li>4. Indoor theaters</li> <li>5. Service stations</li> <li>6. Vehicle &amp; equipment sales operations</li> <li>7. Lumber yards</li> <li>8. Day care centers, thirteen children or more</li> </ol>	<ol style="list-style-type: none"> <li>1. Public and semi-public uses</li> <li>2. Public parks and playgrounds</li> <li>3. Essential services</li> </ol>	<p>*Minimum lot size 58,000 sq ft            *Minimum lot width 150 ft            Corner lots 200 ft            lots fronting cul-de sac 65 ft            *Minimum front yard 40 ft            *Minimum side/rear yard 15 ft            *Maximum building height 35 ft            *Maximum lot coverage 40%            * If off-site sewer and or water see RR development standards</p>

**ID INDUSTRIAL:** The purpose of this district is to provide sufficient space in appropriate locations to meet future needs for light manufacturing activity.

PERMITTED PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	DEVELOPMENT STANDARDS
1. Single family dwellings (whether seasonal or year round). 2. Day care centers, twelve children or less 3. Group Homes	Accessory buildings common to industrial uses.	1. Research, engineering or testing laboratories 2. Administration offices 3. Assembly from components 4. Optical instruments production 5. Pharmaceutical production 6. Textile manufacturing 7. Enclosed storage facilities 8. Warehouses, distribution centers & terminals 9. Printers 10. Light Manufacturing 11. Saw mills and related wood product manufacturing 12. Quarries 13. Lumber yards 14. Other manufacturing uses 15. Junkyards 16. Adult Businesses 17. Commercial communications devices 18. Day care centers, thirteen children or more 19. Detention facilities 20. Gambling or betting uses 21. Power plants 22. Manufacturing and industry 23. Mineral processing 24. Solid waste facilities 25. Solid waste staging areas	1. Public and semi-public uses 2. Essential services	*Minimum lot size 2 acres *Minimum lot width 200 ft Corner lots 100 ft lots fronting cul-de-sac 65 ft *Minimum front yard 60 ft *Minimum side/rear yard 30 ft *Maximum building height 35 ft *Maximum lot coverage 50% ** any proposed industrial building in excess of the maximum building height of 35', shall be considered a conditional use.  **Any non-industrial use shall follow the front yard side/rear yard, and building height development standards as the above RR development standards.

**RD RIVER DISTRICT:** The intent of this district is to conform to the requirements of the National Wild and Scenic Rivers Act and the regulations developed by the U.S. Park Service, the managing agency for the river corridor; i.e., to allow for the enjoyment of the Delaware River valley by providing for housing, agricultural pursuits, river-related recreation and other activities in harmony with the intent of the Act.

PERMITTED PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	DEVELOPMENT STANDARDS
<ol style="list-style-type: none"> <li>1. Agriculture in all forms including horticulture and forestry, but excluding intensive livestock operations.</li> <li>2. Single family dwellings (whether seasonal or year-round).</li> <li>3. Mobile homes (individual)</li> <li>4. Day care centers, twelve children or less</li> <li>5. Group Homes</li> </ol>	<ol style="list-style-type: none"> <li>1. Home occupations</li> <li>2. Private swimming pools</li> <li>3. Private garages</li> <li>4. Tool sheds</li> <li>5. Barns</li> <li>6. Private stables</li> <li>7. Electronic reception devices</li> <li>8. Fences</li> <li>9. Farmstand</li> <li>10. Other accessory uses common to residential and agricultural uses.</li> </ol>	<ol style="list-style-type: none"> <li>1. Boat/canoe liveries</li> <li>2. Commercial stables</li> <li>3. Campgrounds</li> <li>4. Boarding or tourist homes</li> <li>5. Private recreational facilities</li> <li>6. Tourist recreational facilities</li> <li>7. Retail and service establishments specifically directed toward river uses.</li> <li>8. Professional services</li> <li>9. Day care centers, thirteen children or more</li> </ol>	<ol style="list-style-type: none"> <li>1. Churches and places of worship</li> <li>2. Public and semi-public uses</li> <li>3. Public parks and playgrounds</li> <li>4. Essential services</li> </ol>	<ul style="list-style-type: none"> <li>*Minimum lot size: 2 acres</li> <li>*Minimum lot width: 200 ft</li> <li>Corner lots 100 ft</li> <li>lots fronting cul-de-sac 65 ft</li> <li>At river 200 ft</li> <li>*Minimum front yard 50 ft</li> <li>*Minimum side/rear yard 40 ft</li> <li>*Maximum yard to river 100 ft</li> <li>*Maximum building height 35 ft</li> <li>*Maximum lot coverage 30%</li> </ul>

\*FLOODWAY DEVELOPMENT: All development within a floodway as defined and regulated by Article VII of this Ordinance shall be considered a special exception.

\*WATERCOURSE SETBACKS: Within any General Flood plain Area, no new construction or development shall be located within the area measured fifty (50) feet landward from the top of bank of any watercourse (See Section 704.2, B).